

# Pinellas Market Lens

Market insight brief - 106 filtered parcels - June 13, 2026

## Filters

City	St. Pete Beach
Property type	Condominium (land lease)

## Exact KPIs

Parcels analyzed	106
Median market value	\$241,292
Mean market value	\$231,055
Median price per sqft	\$181
Total market value	\$24,491,792
Median tax rate	1.29%
Avg assessed gap	\$17,238
Avg assessed gap %	6.73%

## Analyst Takeaways

- The current slice contains 106 parcels with a median market value of \$241,292.
- The middle 50% of recorded market values spans \$204,129 to \$257,918.
- St. Pete Beach is the largest city segment in this slice with 106 parcels.
- Condominium (land lease) is the most common property type represented in the filtered data.
- These are exploratory public-record signals, not predictions or investment advice.

## Top City Segments

City	Parcels	Median Value
St. Pete Beach	106	\$241,292

## Top Property Type Segments

Type	Parcels	Median Value
Condominium (land lease)	106	\$241,292

## Auditable Outliers

Signal	Parcel	Metric
Assessed Gap	5555 GULF BLVD # 210, St. Pete Beach	53.49%
Assessed Gap	5555 GULF BLVD # 216, St. Pete Beach	51.81%
Assessed Gap	5575 GULF BLVD # 338, St. Pete Beach	51.21%

Signal	Parcel	Metric
Assessed Gap	5575 GULF BLVD # 533, St. Pete Beach	51.12%
Assessed Gap	5575 GULF BLVD # 223, St. Pete Beach	50.62%
Tax Rate	5555 GULF BLVD # 104, St. Pete Beach	2.33%
Tax Rate	5555 GULF BLVD # 217, St. Pete Beach	2.17%
Tax Rate	5555 GULF BLVD # 318, St. Pete Beach	2.15%
Tax Rate	5555 GULF BLVD # 417, St. Pete Beach	2.15%
Tax Rate	5555 GULF BLVD # 115, St. Pete Beach	1.90%

## Methodology

- Source: Pinellas County Property Appraiser parcel records loaded into the app database.
- Headline KPIs use exact database aggregates and ordered medians against the filtered queryset.
- EDA charts and segment tables use pandas/numpy transformations over the analysis frame.
- Outliers use IQR or top-metric rankings and link back to parcel drilldowns for auditability.
- No predictive model is used in this version because the public dataset lacks MLS sale prices and reliable beds/baths coverage.